



Beautifully presented four-bedroom detached family home offering spacious living, stylish interiors, with garage and driveway



0131 524 9797



www.mcewanfraserlegal.co.uk

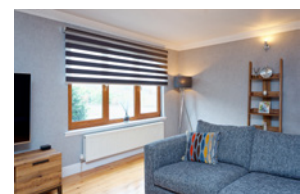
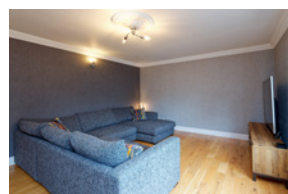


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present Lanacview Redding Road to the market. This stunning four-bedroom detached family home offers a perfect blend of modern style, comfort, and practicality. Situated in a sought-after residential area, it provides an ideal setting for families looking for spacious and beautifully designed living spaces.

THE LIVING ROOM



The property boasts generous reception areas, including a stylish living room and a bright family room, both finished with contemporary décor, neutral tones, and high-quality flooring. Large windows allow for an abundance of natural light, while French doors lead to the rear garden, creating a seamless connection between indoor and outdoor living. Additionally, there is a further room which could be used as a study.

THE FAMILY ROOM



THE STUDY



THE KITCHEN/DINER



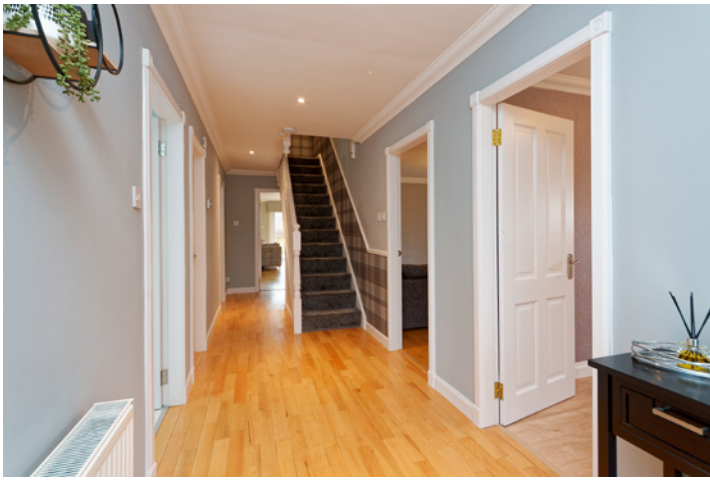
The heart of the home is the impressive kitchen diner, designed with sleek dove grey cabinetry, worktops, and integrated oven and hob. A central island with bar seating offers a sociable space for casual dining, while the adjoining dining area provides a comfortable setting for family meals. The layout is both functional and elegant, making it perfect for entertaining.



The stylish family bathroom is fitted with premium tiling and sleek, contemporary fixtures.

THE BATHROOM





Upstairs, the landing area is spacious and well-lit, featuring elegant décor that complements the rest of the home. Thoughtfully designed, it leads to a three-piece family shower room as well as each of the bedrooms with a natural flow, creating a warm and welcoming atmosphere. The four generously sized bedrooms offer a sense of space and tranquillity. The master bedroom benefits from an en-suite bathroom, complete with a walk-in shower, a modern vanity unit, and a skylight that floods the space with natural light. The additional bedrooms are well-proportioned and finished to a high standard, providing flexibility for growing families or those in need of a home office.

THE SHOWER ROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



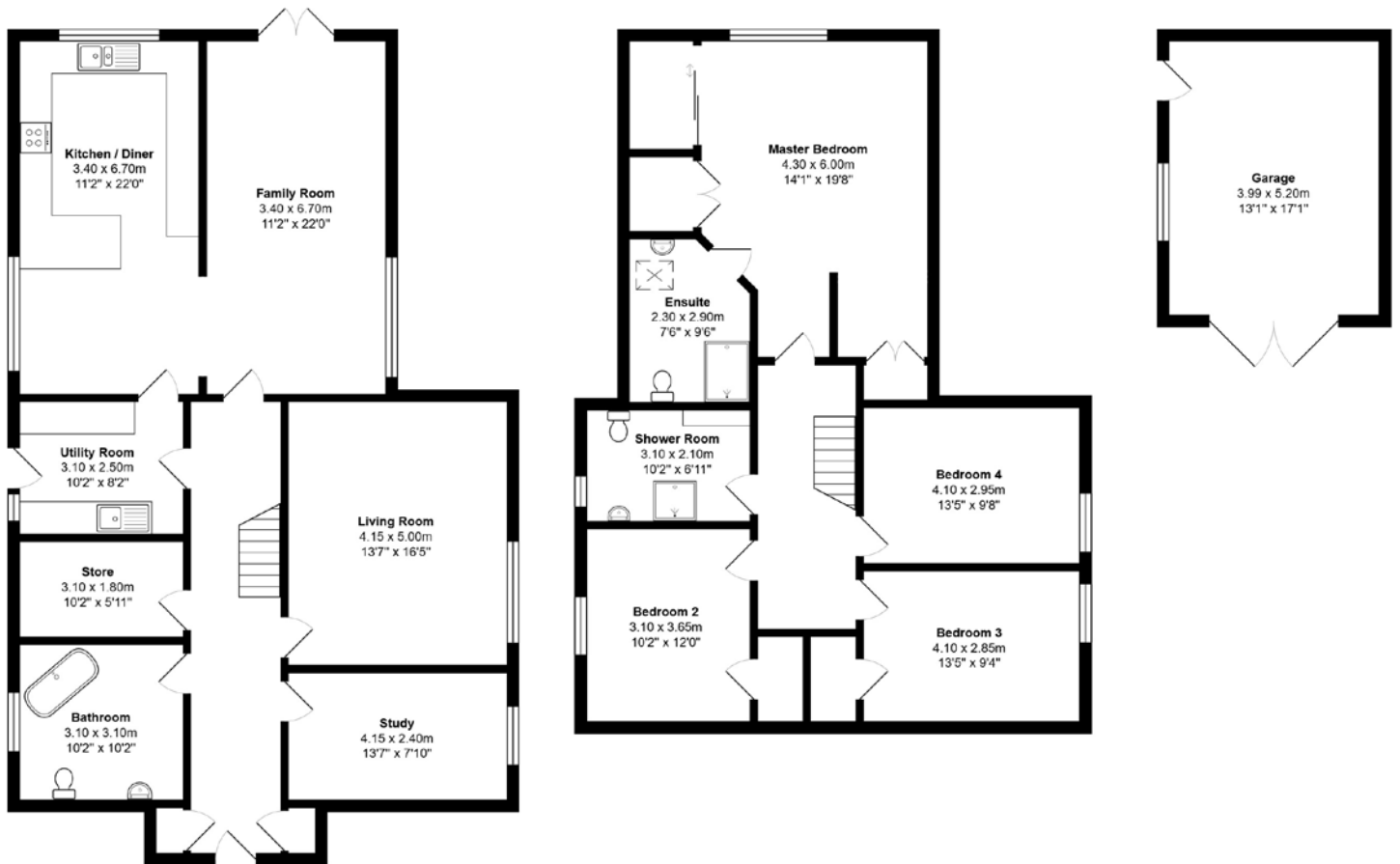
Outside, the private rear garden is beautifully maintained, offering a raised deck, perfect for outdoor dining or relaxing in the warmer months. The front of the property is equally well-presented, with a spacious driveway providing ample parking.

The home is within easy reach of excellent local schools, parks, and amenities, while transport links ensure convenient access to surrounding towns and cities. Combining modern elegance with everyday practicality, this exceptional home is ready to move into and enjoy. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

EXTERNALS

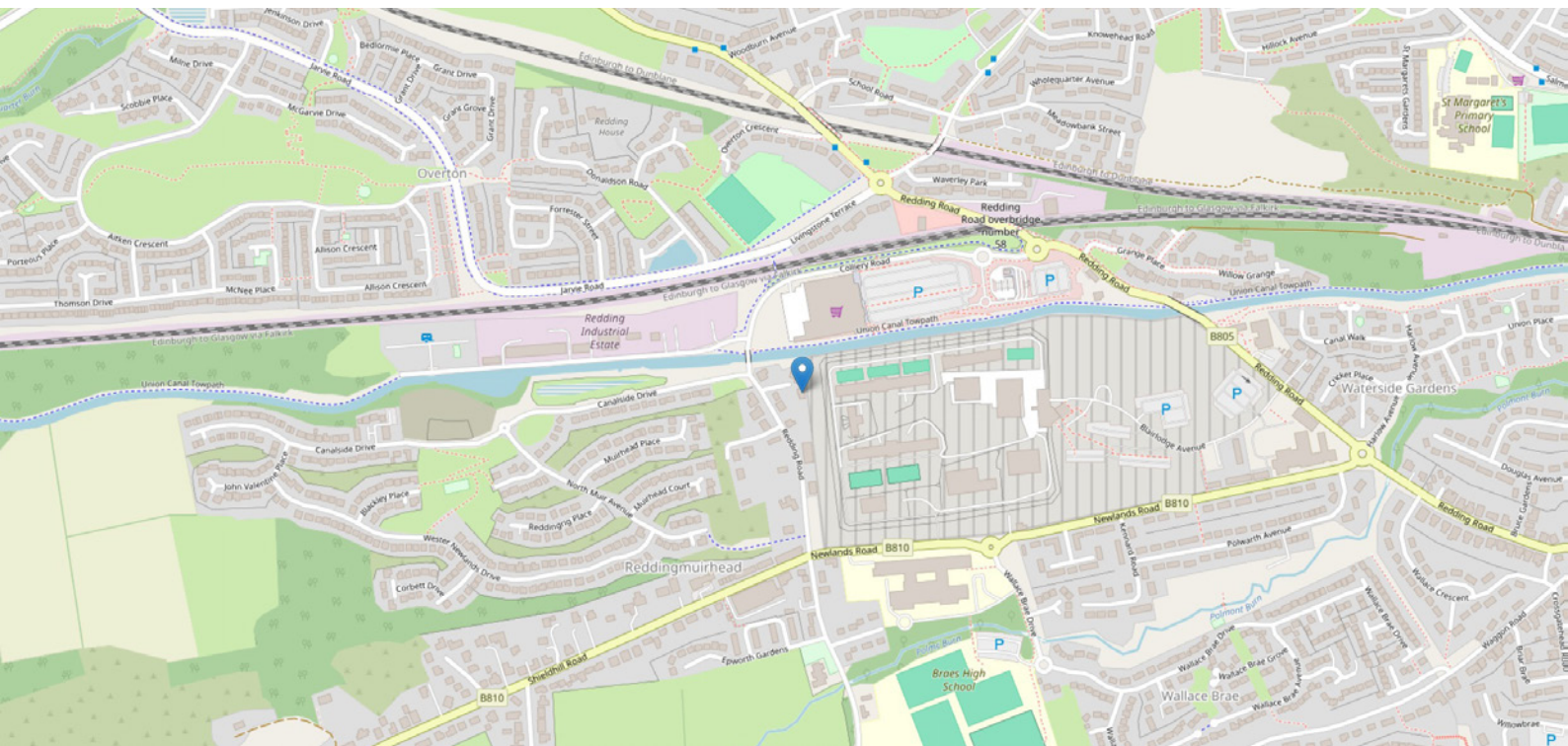


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 205m² | EPC Rating: C



THE LOCATION

Reddingmuirhead is a charming and sought-after village in the heart of Falkirk, offering a perfect blend of rural tranquillity and modern convenience. Nestled within picturesque surroundings, this welcoming community provides an idyllic setting for families, professionals, and retirees alike, with a friendly atmosphere and a strong local identity. One of Reddingmuirhead's standout features is its excellent connectivity. The village enjoys easy access to major transport routes, including the M9 and M80 motorways, ensuring effortless travel to both Edinburgh and Glasgow. Nearby Polmont train station offers regular services to Scotland's key cities, making this an ideal location for commuters looking to balance work and lifestyle with the benefits of countryside living.





Despite its peaceful setting, Reddingmuirhead is well-served by a range of amenities, including local shops, cafes, and essential services. Just a short drive away, the bustling town of Falkirk provides an extensive selection of shopping, dining, and entertainment options, including the impressive Falkirk Wheel and The Helix Park, home to the world-famous Kelpies.

Families will appreciate the excellent local schooling options, with well-regarded primary and secondary schools within easy reach. For those who enjoy the great outdoors, the area boasts scenic walking and cycling routes, beautiful green spaces, and access to the nearby Union Canal, offering stunning waterside trails.

With its perfect combination of peaceful village life, modern amenities, and superb transport links, Reddingmuirhead is a fantastic place to call home, offering the best of both worlds to those looking for a vibrant yet relaxed way of living.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
EMMA LYNCH
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.